



Board of Architectural Review

DATE: December 20, 2023
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief JDS
FROM: Anna Kohlbrenner, BAR Liaison AK
SUBJECT: **Public Hearing: 10306 Eaton Place – Willow Wood**

ATTACHMENTS: 1. Relevant Regulations
2. Current plan
3. Previous Meeting Minutes

Nature of Request

1. Case Number:	BAR-23-00041
2. Address:	10306 Eaton Place
3. Request:	Mixed-use building
4. Applicant:	Capital City Real Estate LLC
5. Applicant's Representative:	Evan Pritchard
6. Status of Representative:	Attorney
7. Zoning:	CR Commercial Retail, Architectural Control Overlay District

BACKGROUND

The site is currently developed with a surface parking lot. The subject site is located north of Eaton Place and surrounded by four five-story office buildings. The site is located in the Northfax Small Area Plan boundaries.

The applicant is proposing a Zoning Map Amendment (Rezoning) from CR Commercial Retail to CU Commercial Urban, a Special Use Permit to allow an upper story residential/mixed use building, and Special Exceptions to allow the building height to exceed 5-stories/60 feet, to allow the maximum density to exceed 24 du/acre, to allow a reduction to the minimum square foot area of 75% on the ground floor with a nonresidential use in a mixed building, to exceed the 50% mandatory build-to line of 15 feet in the front yard and 10 feet on the side yard, to vary from the minimum parking requirements, and to eliminate the construction of sidewalks on both sides of all streets. The Board of Architectural Review would not make recommendations on the Special Exceptions. The Board of Architectural Review would make a recommendation to the City Council on the Major Certificate of Appropriateness. The applicant has had two previous work sessions with the BAR in June and November of 2023.

PROPOSAL

The applicant proposes to redevelop a surface parking lot with a seven-story building that consist of 260 units, approximately 5,000 square feet of ground floor retail, 676 parking spaces in an 8-level parking garage, and 10 surface parking spaces on 2.97 +/- acres. Building frontage along Eaton Place would be approximately 227'.

The applicant is proposing two types of brick in colors *white* with *arctic white* color mortar and *black* with *smoke* color mortar. The applicant is proposing precast concrete, fiber cement board and batten in color *dark gray* and *white*, fiber cement lap siding in color *dark gray* and *white*, fiber cement panel in color *white* and *gray*, and phenolic panel in wood tone and a green wall system.

Exterior lighting includes LED pole lighting. Building lighting has been added since the previous work session and includes upward and downward beam lighting at the proposed brick piers, a directed downlight at the proposed balconies, and pinhole star lighting at the main entrance ceiling. Hardscape features include trash receptacles, bike racks, benches, crosswalk, and accent pavers.

The city's Urban Forester is reviewing the landscaping plan. Canopy species include: *scarlet oak*, *duraheat river birch*, *princeton sentry ginkgo*, *willow oak*, and *swamp white oak*. Evergreen species include: *green giant arborvitae*. Understory species include: *armstrong red maple*, *eastern redbud*, *saucer magnolia*, and *flowering dogwood*. Shrubs and groundcovers include: *gro-low fragrant sumac*, *otto luyken laurel*, *lemon lime heuchera*, *evergreen giant lirioppe*, and *schipka english laurel*.

Please see below, as proposed architecture is analyzed using the City of Fairfax Design Guidelines.

Main differences since previous work session meeting include:

- Building lighting has been added
- Wood tone panel has been added behind balconies

RELEVANT DESIGN GUIDELINES

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

New Construction, ACOD-3

Building Form & Articulation, ACOD-3.4

Larger mixed-use, office, or residential buildings should use form and articulation techniques to reduce their mass such as dividing the facades and other visible elevations into smaller bays, varying roof heights of bays, and varying planes of bays.

The applicant is not proposing varying bays to break up very large massing. The building is tall and boxy, with very little visual interest. Driving west down Eaton Place, the proposed building wall on the east has no interest at the pedestrian level with little to no windows, on the eastern building wall.

Building Height & Width, ACOD-3.5

Commercial building facades should be divided into bays to reflect the predominant width of a typical storefront. Buildings that front on two or more sides should use this bay division technique on all appropriate facades. These bays should also have varied planes within the overall façade.

Building Scale, ACOD-3.5

Reinforce the human scale of new design in ACOD by including different materials, textures or colors within a large building and/ or by dividing large facades and other elevations into different bays with different heights and planes. Use other techniques such as varying rooflines and window patterns, articulating entrances, and adding cornices and string and belt courses to separate floor levels, and using other decorative features. Corner articulation, balconies, canopies, marquees, and awnings can all also help create a human scale. Consider creating a threepart building design with a differentiated base, upper story, and roof or cornice line.

The human scale is not reinforced in this design. The building size appears overwhelming, without a change in material at the pedestrian realm. The building width along the east side is approximately 275' wall of fiber cement panel with little to no windows and a precast concrete parking garage, which does not engage pedestrians or drivers in any way. Portions of the parking garage are visible from Eaton Place. The applicant should look at treatments to screen it. The building width along the west side is approximately 300', not including the parking garage section, which is a long wall of repetitive windows and fiber cement material and some brick from the first to second story. The western building wall shows repetitive utilitarian balconies. The building scale along Eaton Place shows repetitive windows, with little character and sense of place.

Roof Form & Materials, ACOD-3.6

Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/ or hipped forms or different height of bays. Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building. On roofs that are visible, use quality materials such as standing seam metal, architectural shingles, slate, or artificial slate.

The roofline is not broken up to help reduce massing. The proposed roofline has a monolithic appearance as it appears unadorned.

Opening Types & Patterns, ACOD-3.7

Darkly tinted or mirror glass is not an appropriate material for windows or doors in new buildings within the ACOD.

Entry Features: Storefronts, Porches & Porticoes, ACOD-3.8

In mixed-use buildings with upperstory residential or office use, consider placing first floor retail storefronts if the building faces a commercial corridor. Divide larger such buildings with storefront modules. When designing new storefronts, conform to the concept of creating a transparent wall and entrance with sign areas designed as a part of the overall composition. Any parking structure facing streets or on major pedestrian routes should contain storefronts or other forms of visual relief on the first floors of these elevations and should not have blank walls.

Storefront is proposed on the first floor of the mixed-use building. Large amounts of glass with little variation of material does not provide a storefront module. There is no visual relief at the storefront level, as the proposed architecture appears uninviting. Changes may include fenestration changes, installation of art, or experiential elements that may include creative landscaping.

Building Foundations, ACOD-3.9

On larger-scaled multi-story buildings, use a separate foundation material to create a visual base for the building.

The applicant is not proposing a different foundation material on the east and west sides of the building. Staff recommends using separate foundation material on east and west sides as well, in addition to continuing a different color brick or material along Eaton at the foundation line.

Materials & Textures, ACOD-3.9

The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm. Larger-scale buildings whose primary facades have been divided into different bays, planes, and heights to reduce their visual impact also may vary materials and textures as well. Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions. Avoid the use of aluminum or vinyl siding and plain concrete masonry units as exterior materials or painted metal

siding. EIFS (artificial stucco) may be appropriate if used in small proportions above pedestrian level.

The applicant is proposing brick on the west and south sides of the building but only up to the second floor. The east side of the building does not have brick, only fiber cement and concrete. The applicant shall add varying material bays throughout while adding more masonry material.

Architectural Details & Decorative Features, ACOD-3.9

Traditionally styled buildings generally have some form of decorative details but many structures in the architectural control district do not. Copying historic decorative features to be pasted onto contemporary buildings is inappropriate. Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.

The building lacks decorative elements, appears flat and unadorned.

Appurtenances, ACOD-3.13

Mechanical equipment on roofs or sides of buildings should not be visible from streets.

Mechanical equipment would be located on the rooftop and would not be visible, according to submitted site line diagram.

Private Site Design & Elements, ACOD-6

Lighting, ACOD-6.5

When possible, consider the use of LED lights for outdoor lighting of all types.

The applicant is proposing LED pole lights.

Furnishings, ACOD, 6.6

Encourage developments to brand their site through the use of select site furnishings and the use of color and materials, as long as their quality is comparable to those in Old Town Square. Private sites are encouraged to make individual choices as to the style and color of bollards, bike racks, and other site-specific furnishings.

The site is located inside the Northfax Small Area Plan boundaries and categorized as activity center in the Comprehensive Plan for future land use.

RECOMMENDATION

Staff believes that the proposal does not comply with the applicable provisions of the Zoning Ordinance stated under section 6.5.7. *Approval criteria* and is not in general conformance with the Design Guidelines for the Architectural Control Overlay District, and therefore recommends that the Board of Architectural Review defer action on the request.

ATTACHMENT 1

RELEVANT REGULATIONS

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, “material change in appearance” shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director’s report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of

appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

- A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.
- B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

N29 APARTMENTS

BOARD OF ARCHITECTURAL REVIEW
MAJOR APPLICATION SUBMISSION
CITY OF FAIRFAX

Prepared for:



Prepared by:



December 4th, 2023

N29 (at WillowWood) Eaton Place at University Drive Extension

The N29 project is located on the north side of Eaton Place between Fairfax Boulevard (to the East) and Chainbridge Road (to the West) and is to the northeast of the recently completed University Drive Extension. The existing site is comprised of all surface parking.

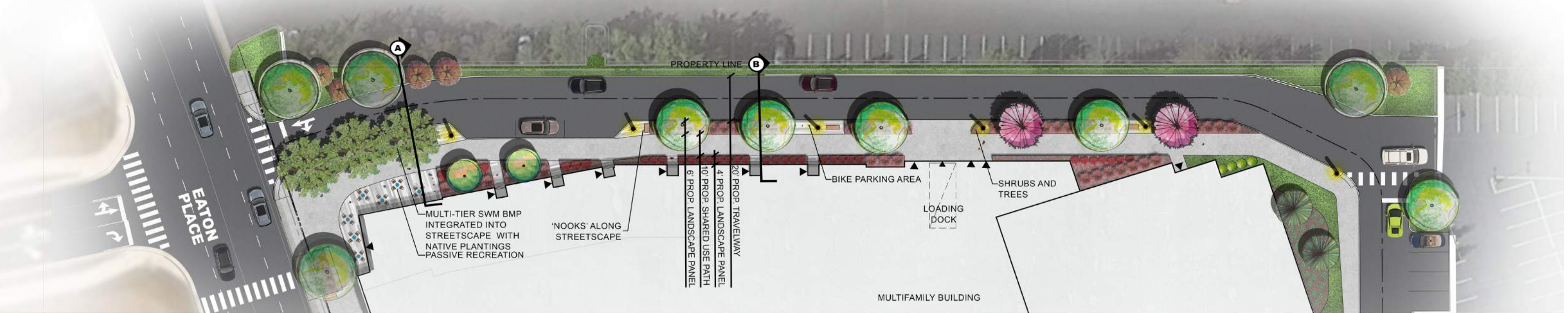
Adjacent to the site to the east and west are commercial office buildings and surface parking. To the north of the site is an existing parking structure (two levels).

The proposed development involves removing the existing surface parking and the construction of a new multifamily mixed-use building and structured parking garage. The proposed multifamily building has a total area of 289,542 GSF with a total of 260 units. The structured parking garage has a total area of 199,800 GSF with a total of 676 parking spaces, which will be shared between the proposed multifamily building and one of the existing commercial office buildings at WillowWood Plaza.

The architectural design for the proposed multifamily building consists of a clear and modest massing composition. The massing strategy incorporates a setback at the southwest corner, aligned across from the University Blvd intersection and creates an open plaza space. This primary corner is further accented with an increased height, change in color, and variation of material texture and will incorporate a retail space at the ground floor level. A variety of textures and materials further emphasize strong massing volumes, with a primarily masonry base providing a grounding effect and vertical fiber cement above implying a lightness floating above and extending vertically. The primary common and amenity spaces for the multifamily building are aligned to face along Eaton Place along with the corner retail space to create multiple layers of experiences, engagement, and activation.



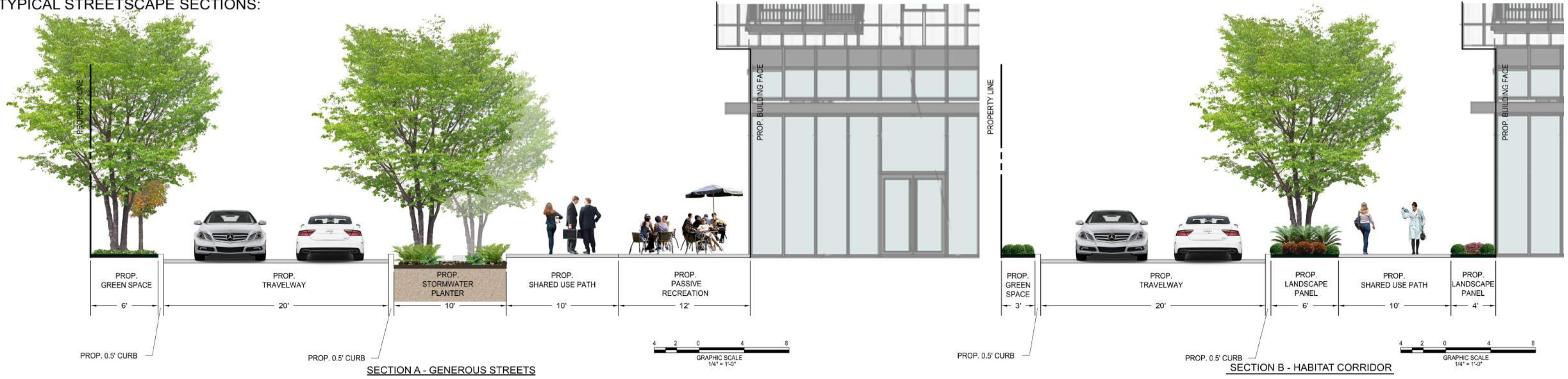
STREETSCAPE SCHEMATIC PLAN:

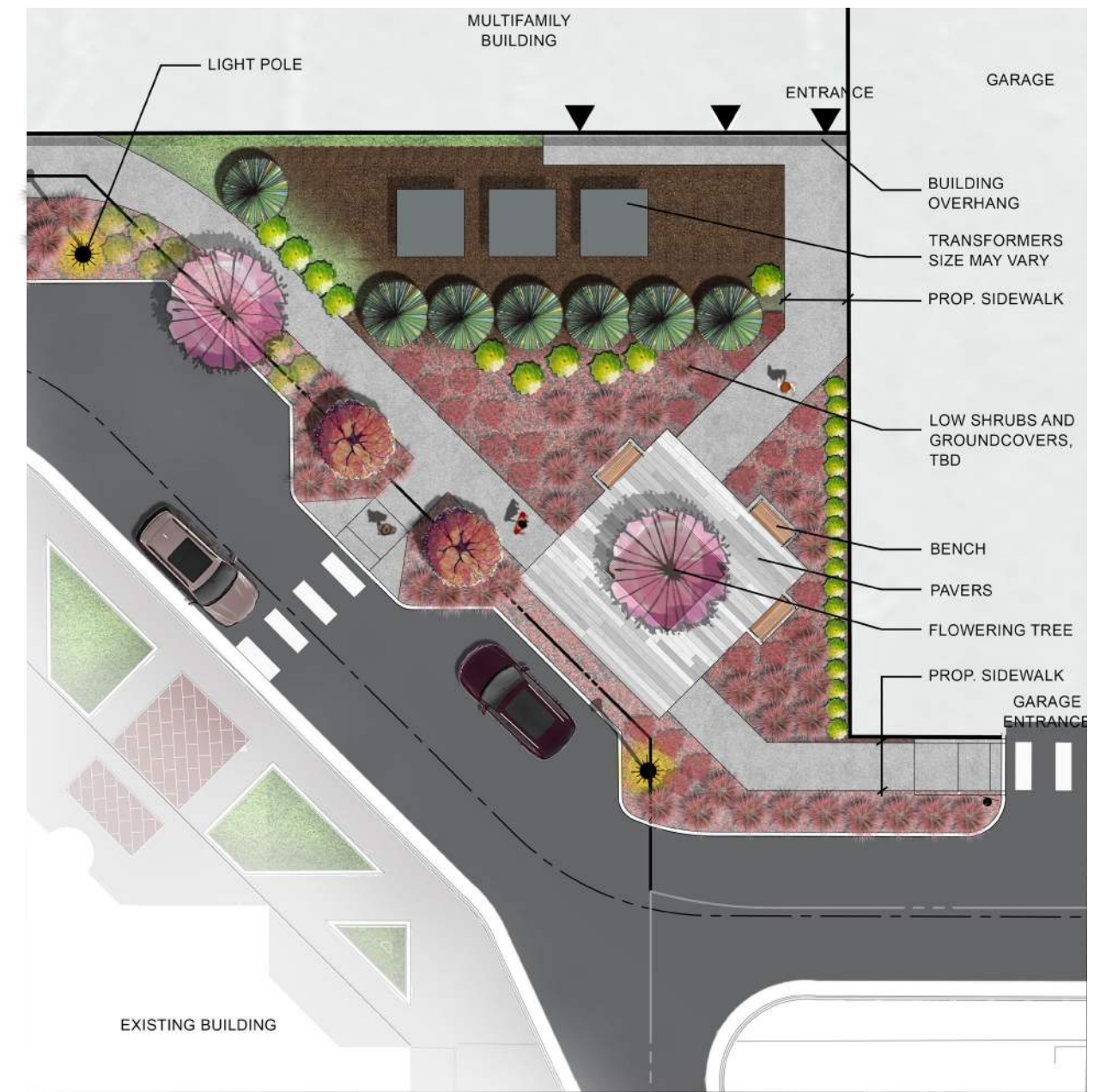


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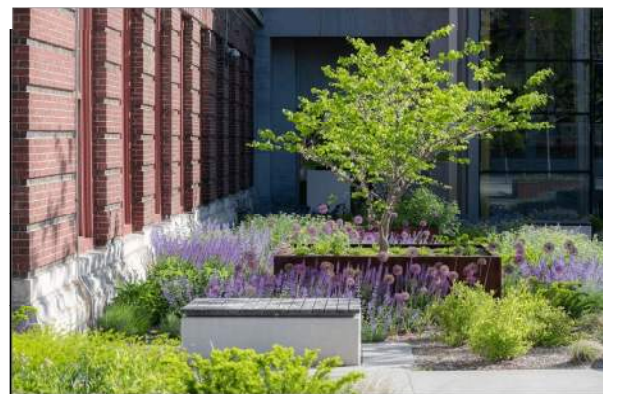


TYPICAL STREETSCAPE SECTIONS:



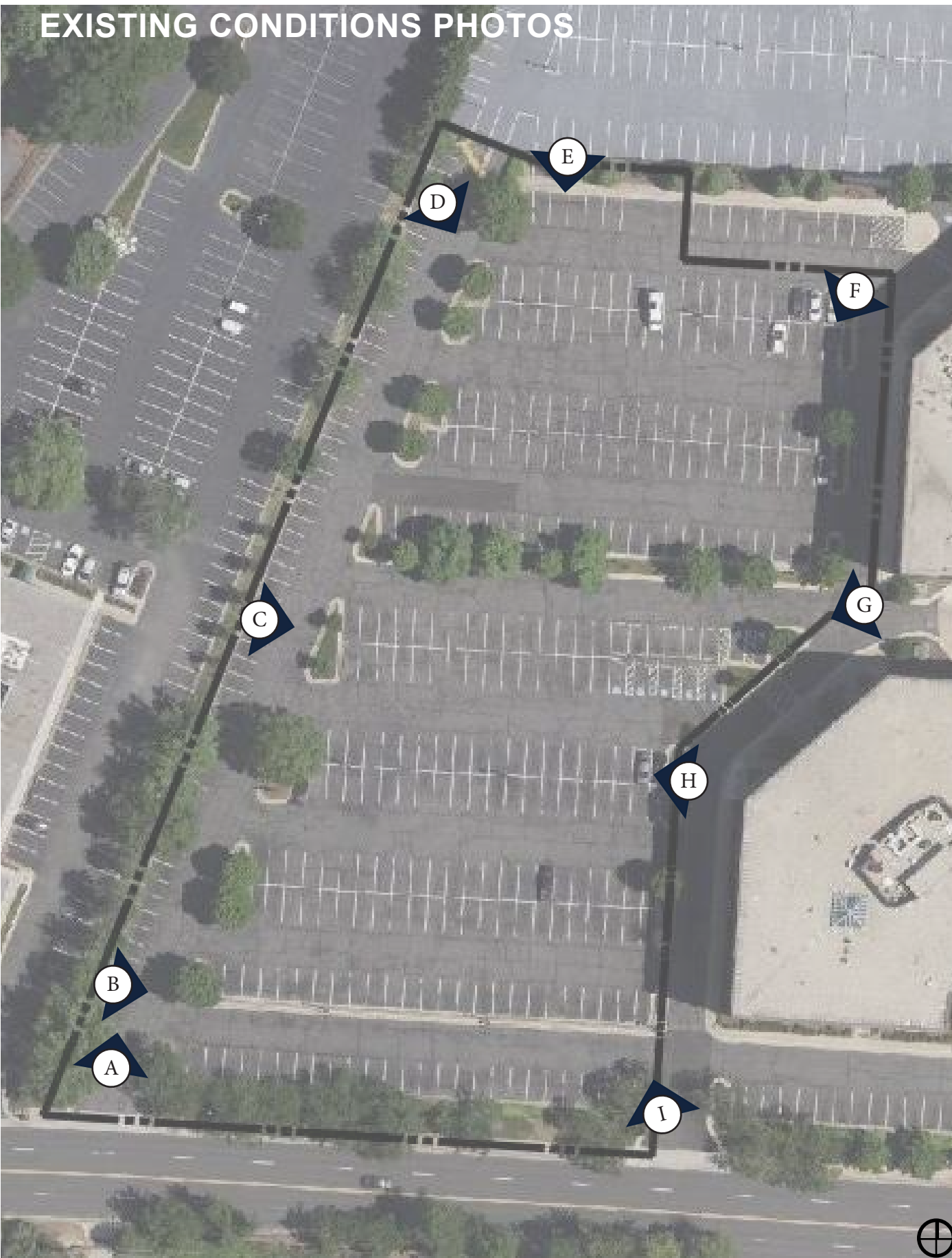


PRECEDENT IMAGERY:



PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

EXISTING CONDITIONS PHOTOS



A VIEW LOOKING NORTH FROM WEST SITE ENTRANCE



B VIEW LOOKING EAST FROM WEST SITE ENTRANCE



C VIEW LOOKING EAST FROM SITE INTERIOR



D VIEW LOOKING SOUTH EAST FROM EXISTING PARKING GARAGE ADJACENT ENTRANCE



E VIEW LOOKING SOUTH FROM ADJACENT EXISTING PARKING GARAGE



F VIEW LOOKING SOUTH FROM NORTH EAST SITE CORNER



G VIEW LOOKING SOUTH WEST FROM ADJACENT OFFICE BUILDING



H VIEW LOOKING WEST FROM ADJACENT OFFICE BUILDING



I VIEW LOOKING NORTH FROM EAST SITE ENTRANCE

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



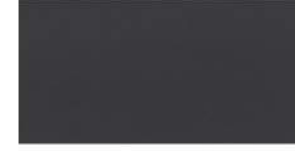
FCP-3;
FIBER CEMENT PANEL
WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY



CON-1;
PRECAST CONCRETE



FCP-2 ALT;
FIBER CEMENT LAP SIDING
WHITE



FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

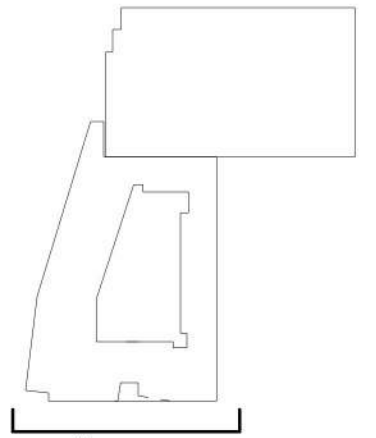


FCP-6;
WOOD TONE PANEL



GW-1;
GREEN WALL SYSTEM

KEY PLAN



△ EATON PLACE



1 SOUTH ELEVATION

1/32" = 1'-0"

0 16' 32' 64'

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



CON-1;
PRECAST CONCRETE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



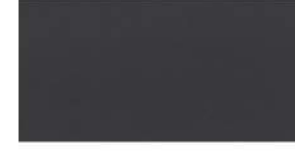
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FIBER CEMENT LAP SIDING
WHITE



FCP-6;
WOOD TONE PANEL



FCP-3;
FIBER CEMENT PANEL
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY

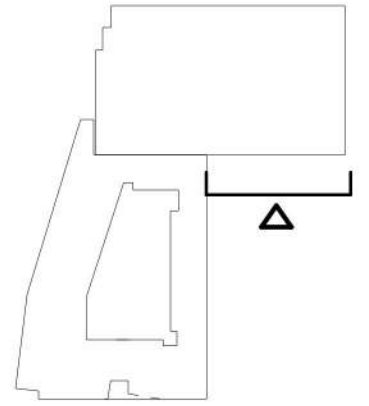


FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

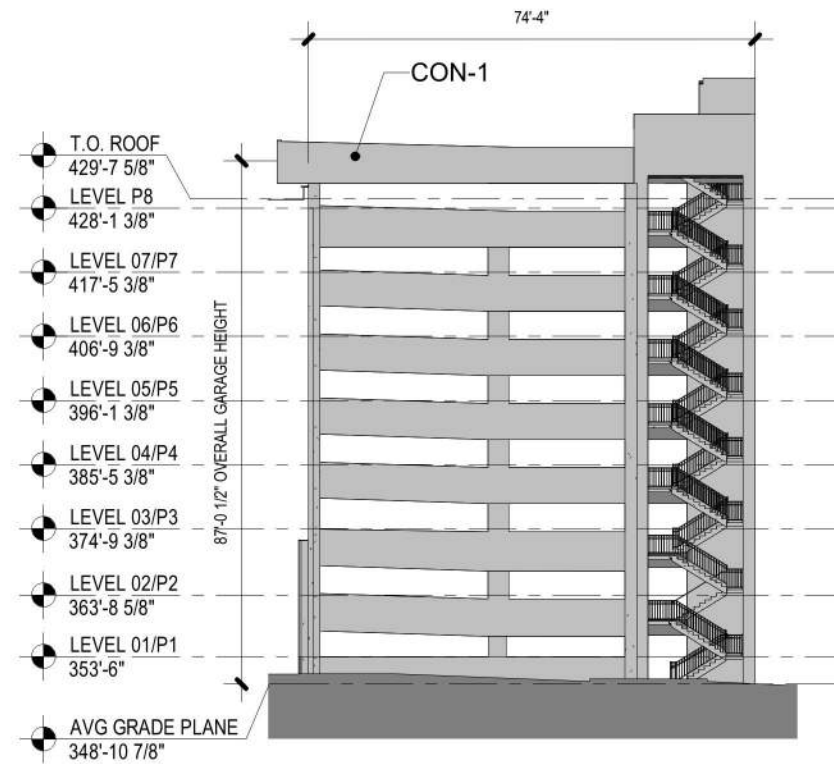


GW-1;
GREEN WALL SYSTEM

KEY PLAN



EATON PLACE



1 SOUTH GARAGE ELEVATION

1/32" = 1'-0" 0 16' 32' 64'

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



CON-1;
PRECAST CONCRETE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



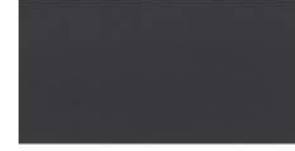
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FCP-6;
WOOD TONE PANEL



FCP-3;
FIBER CEMENT PANEL
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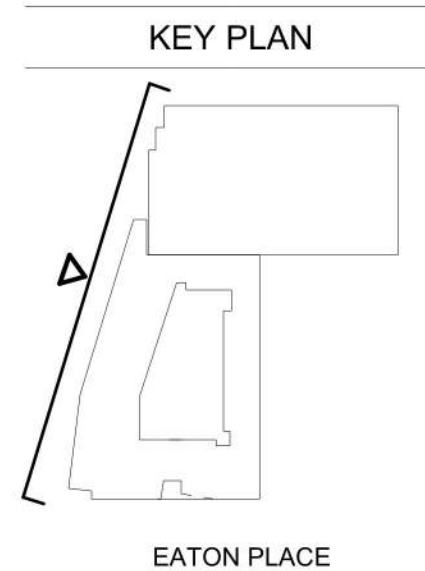
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FIBER CEMENT PANEL
GRAY



FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY



GW-1;
GREEN WALL SYSTEM



1 WEST ELEVATION

1/32" = 1'-0" 0 16' 32' 64'

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



CON-1;
PRECAST CONCRETE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



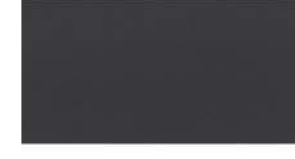
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FCP-6;
WOOD TONE PANEL



FCP-3;
FIBER CEMENT PANEL
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FCP-4;
FIBER CEMENT PANEL
GRAY

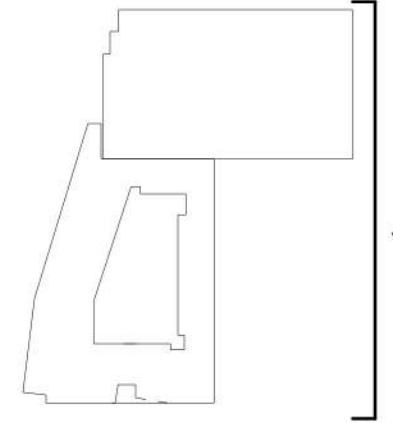


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DARK GRAY

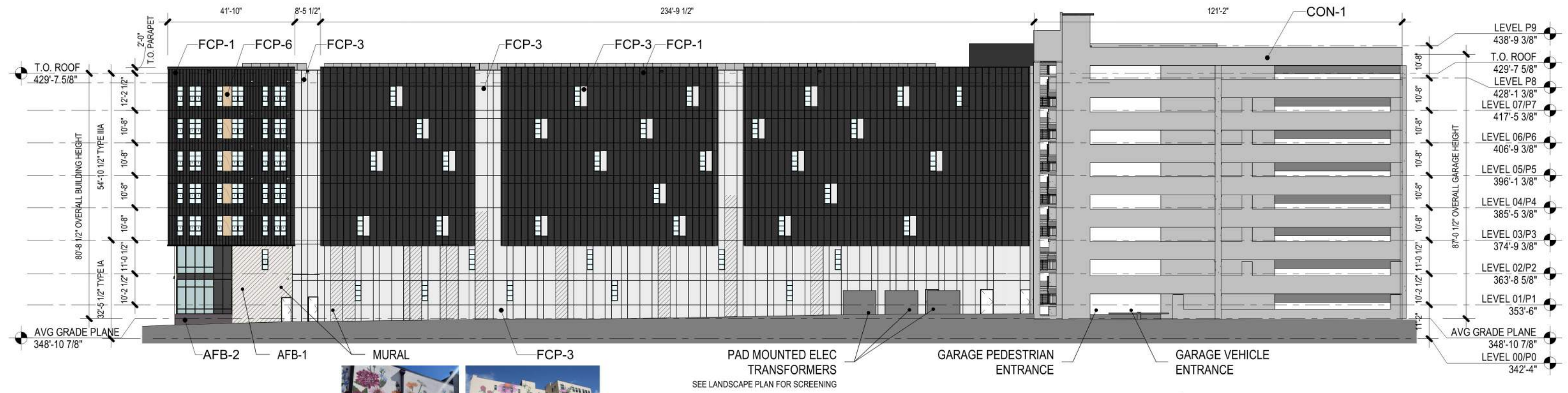


GW-1;
GREEN WALL SYSTEM

KEY PLAN



EATON PLACE



1 EAST ELEVATION



N29 Apartments
Board of Architectural Review
City of Fairfax

Notes:
1. This conceptual rendering is for illustrative purposes only, final layout will be determined by final architecture and engineering at time of site plan.

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Drawn/Checked: HC
Project #: 21082.002.00
Drawing #: 112343

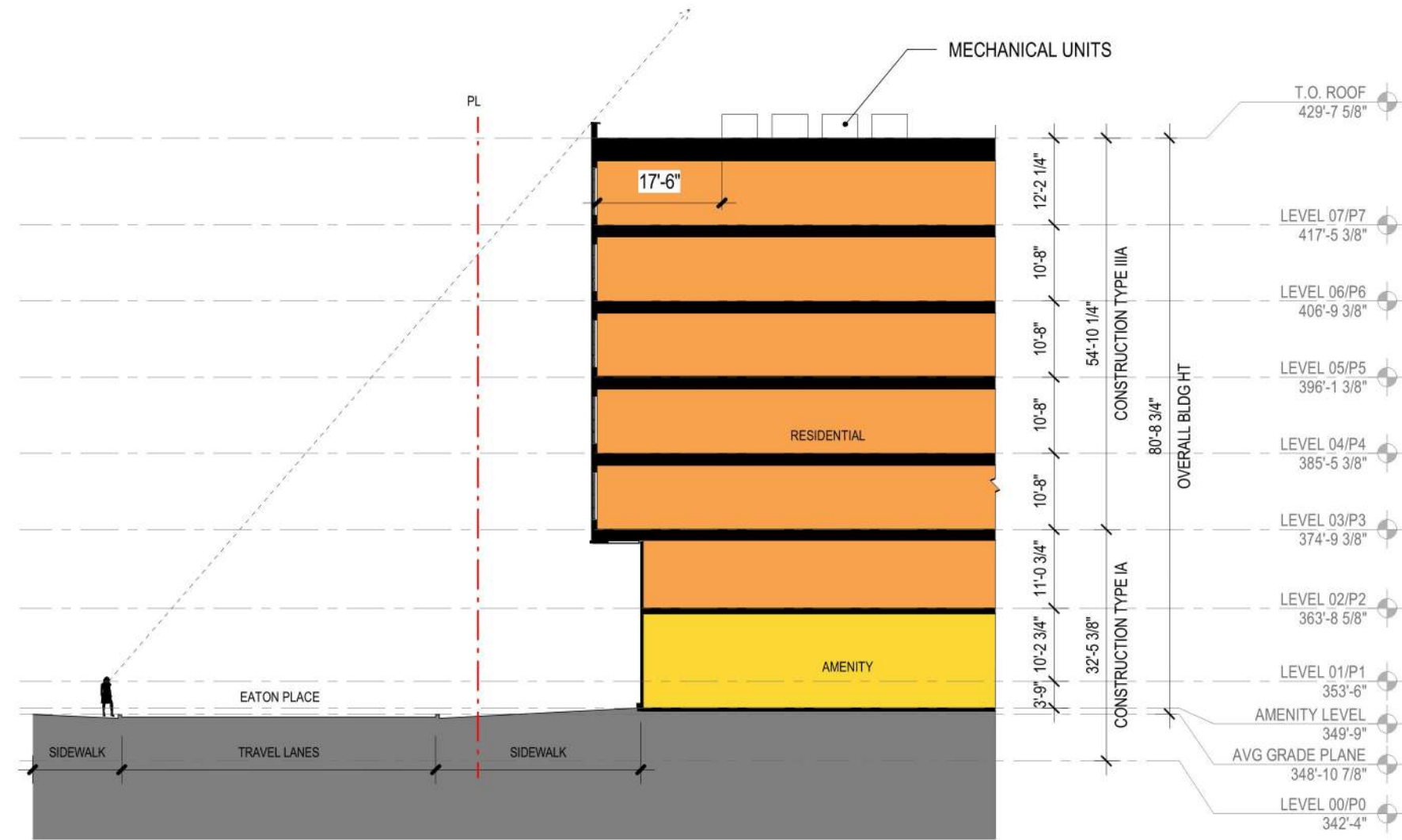
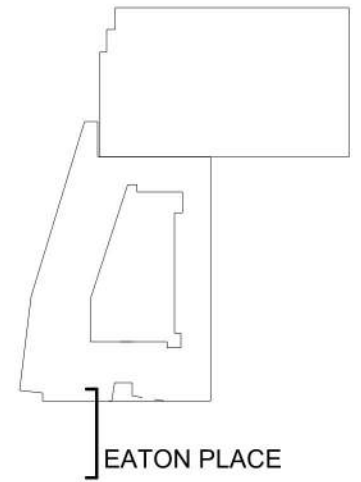


EXAMPLE MURAL CONTENT AND PLACEMENT

MURAL PRECEDENTS



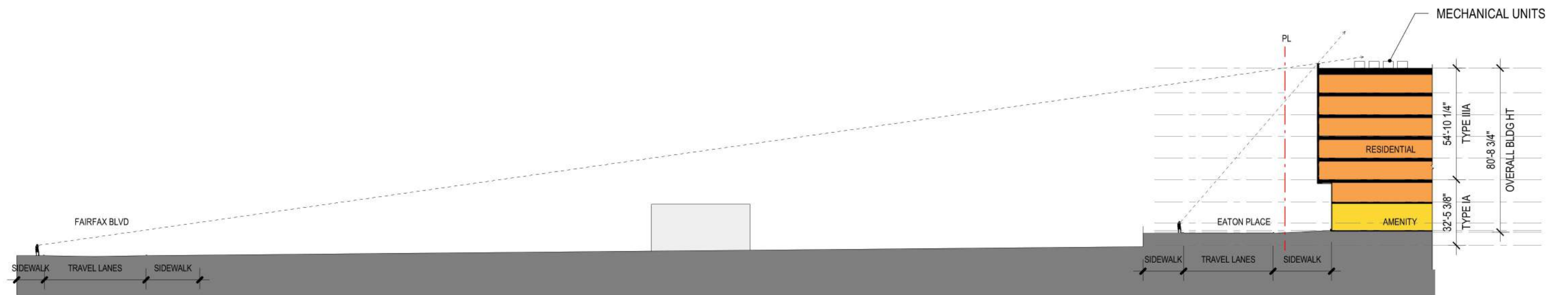
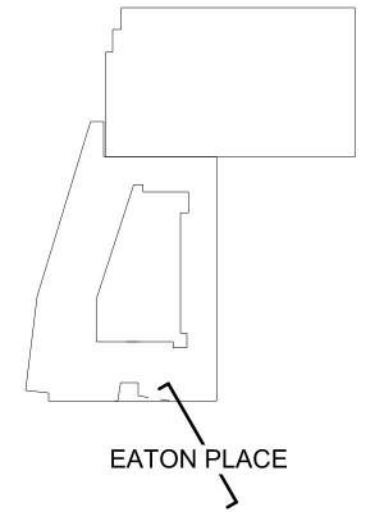
KEY PLAN



1 N-S SIGHTLINE SECTION



KEY PLAN

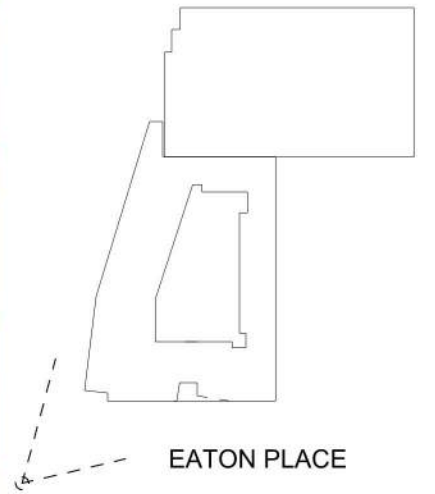


1 N-S SIGHTLINE SECTION TO FAIRFAX BLVD



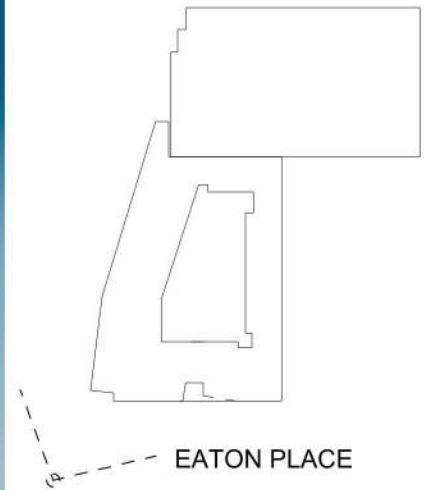


KEY PLAN





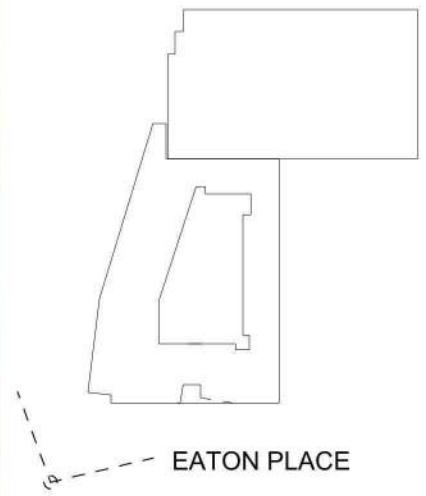
KEY PLAN



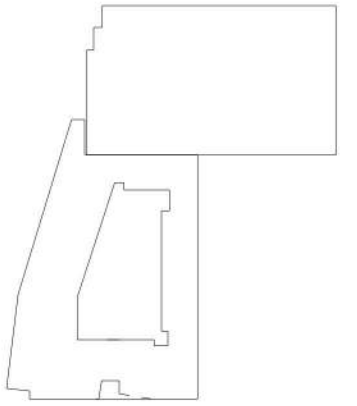
EATON PLACE



KEY PLAN



KEY PLAN

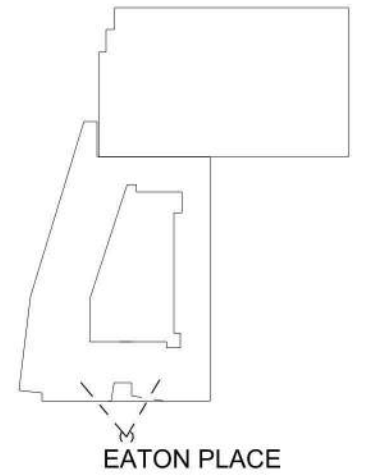


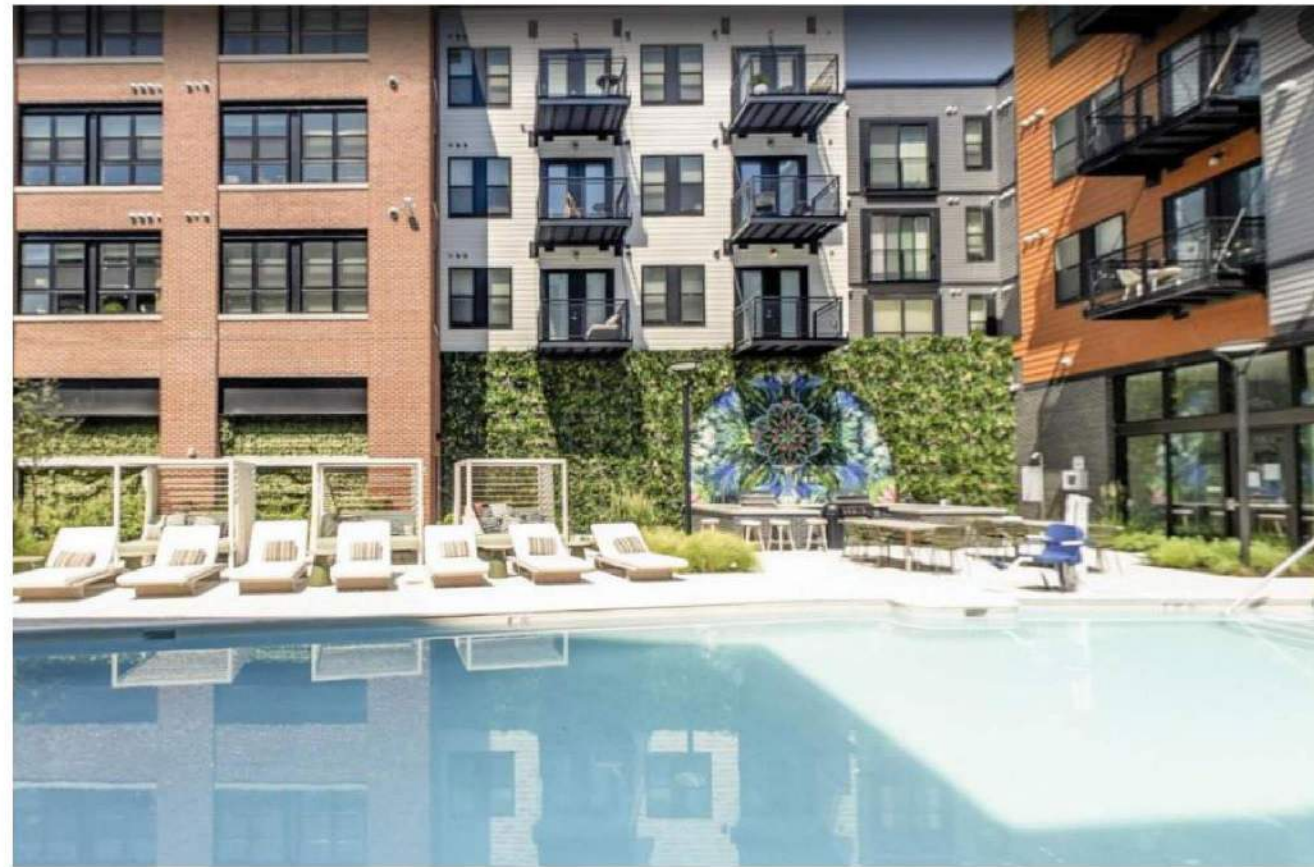
EATON PLACE





KEY PLAN





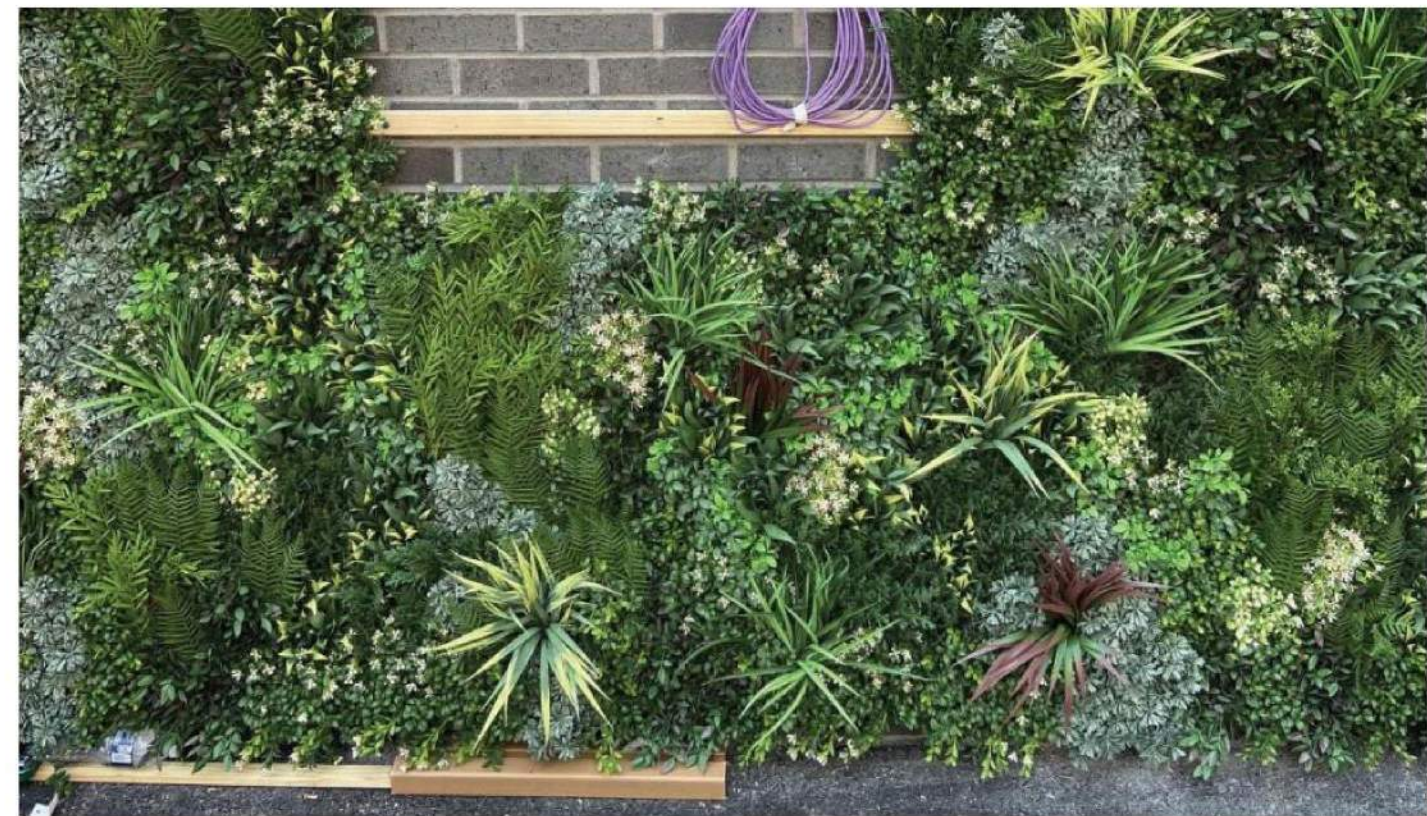
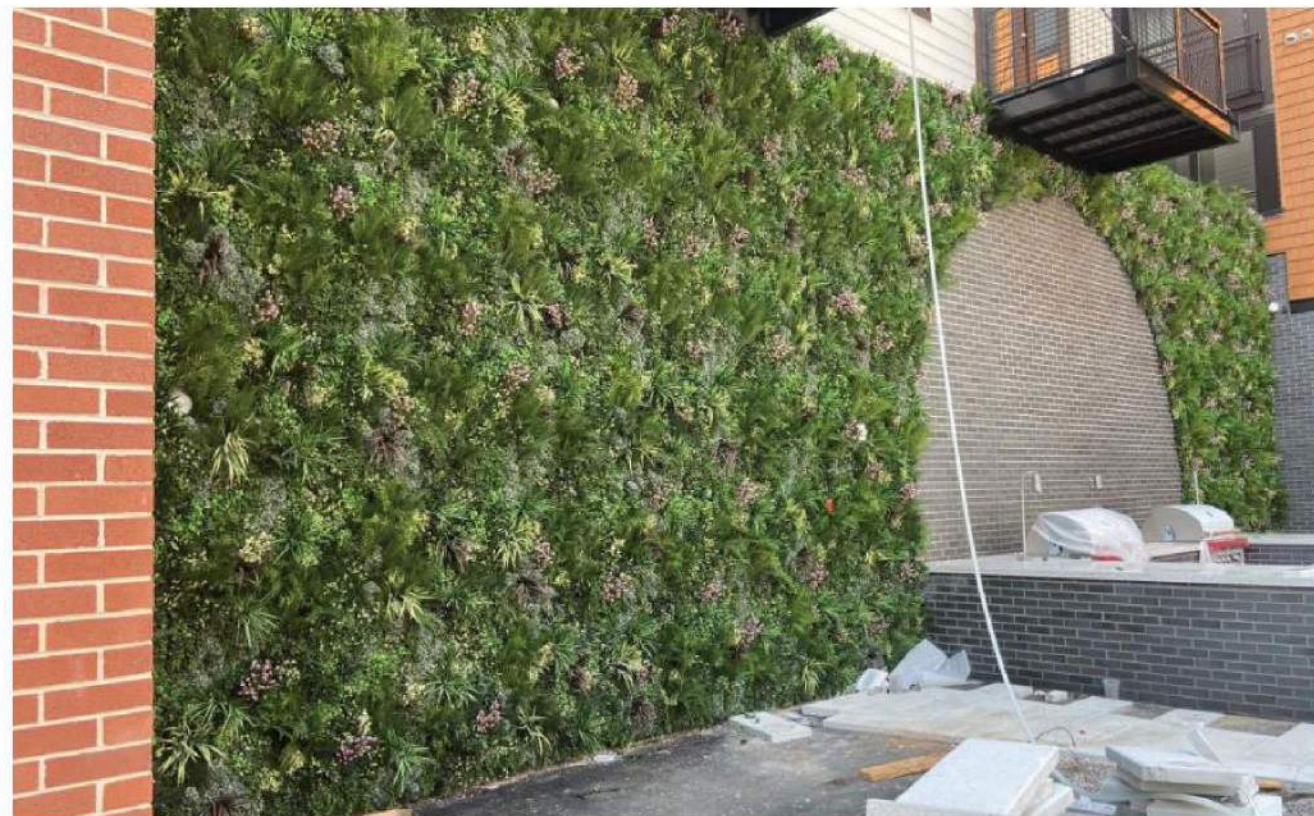
BECKERT'S PARK

1350 E St, SE, Washington DC

Installed: Spring 2020

Product Info: Vistafolia Artificial Green Walls

- Suitable for all weathers
- No maintenance
- UV & IFR Technology
- Fully customizable in color, texture, and shape
- overlapping foliage to eliminate joins
- varying heights of planting



hickok cole



UPWARD AND DOWNWARD BEAM LIGHTS
LOCATION: BRICK PIERS



DIRECTED DOWNLIGHT
LOCATION: BALCONIES



PINHOLE STARLIGHTS
LOCATION: MAIN ENTRANCE SOFFIT

SITE PLAN RENDERING/ LANDSCAPE PLAN



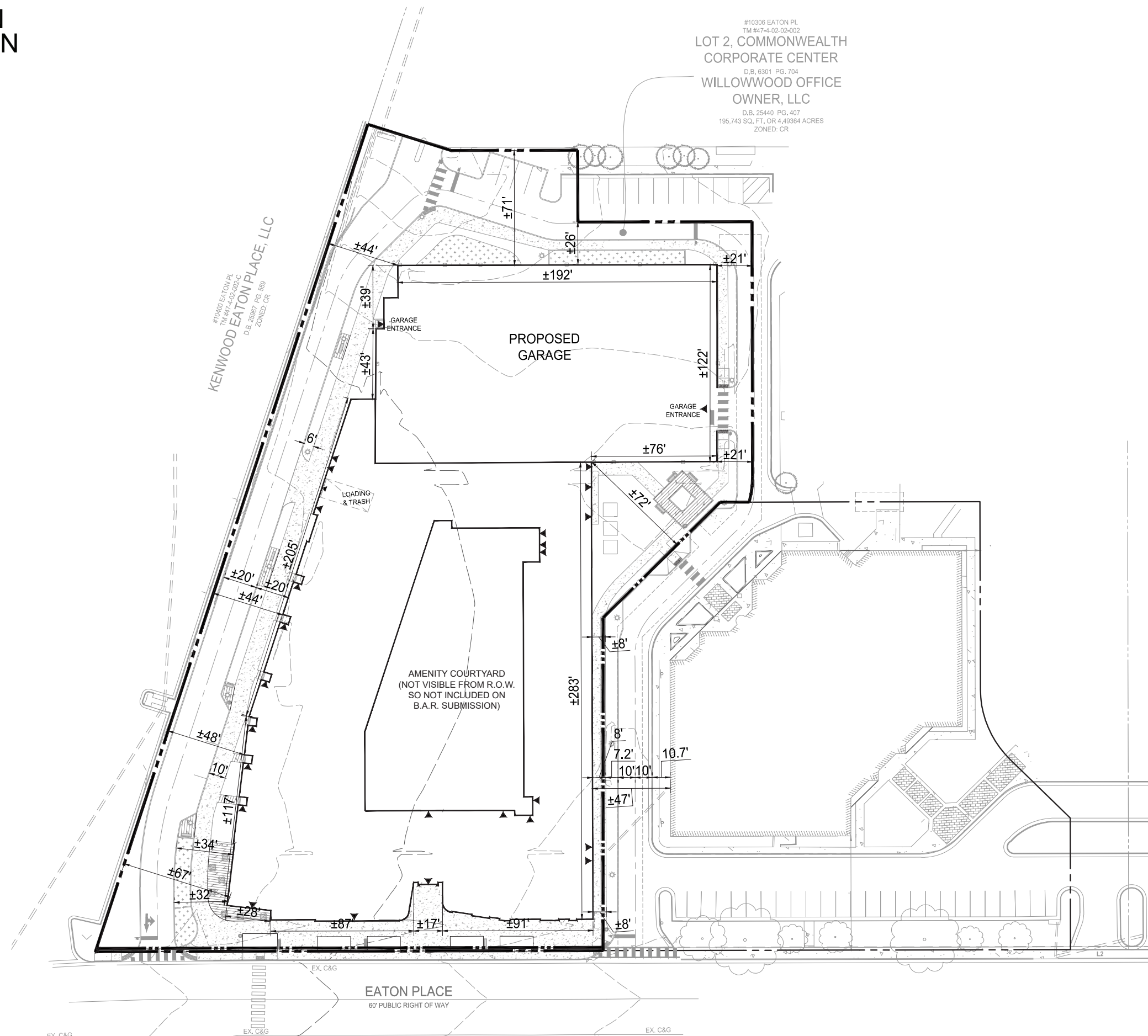
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	6
	<i>Betula nigra</i> 'BNMTF' TMT	Dura Heat River Birch	3
	<i>Cercis canadensis</i>	Eastern Redbud	3
	<i>Cornus florida</i>	Flowering Dogwood	2
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	6
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	3
	<i>Quercus bicolor</i>	Swamp White Oak	6
	<i>Quercus coccinea</i>	Scarlet Oak	2
	<i>Quercus phellos</i>	Willow Oak	6
	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	7
	<i>Ilex Opaca</i>	American Holly	2

SYMBOL	OBJECT	QTY
	BENCHES	10
	TRASH RECEPTACLES	4
	LIGHT POLES	16
	BIKE RACK	6 (12 SPACES)

SITE PLAN DIMENSION

#10306 EATON PL
 TM #47-4-02-002
 LOT 2, COMMONWEALTH CORPORATE CENTER
 D.B. 6301 PG. 704
 WILLOWWOOD OFFICE OWNER, LLC
 D.B. 25440 PG. 407
 195,743 SQ. FT. OR 4.49364 ACRES
 ZONED: CR

#10400 EATON PL
 TM #47-4-02-002-C
 D.B. 25967 PG. 559
 ZONED: CR
 KENWOOD EATON PLACE, LLC



PLANTS PALETTE
CANOPY TREES - DECIDUOUS



scarlet oak
quercus coccinea



duraheat river birch
betula nigra 'bnmtf'



princeton sentry ginkgo
ginkgo biloba 'princeton sentry'



willow oak
quercus phellos



swamp white oak
quercus bicolor

EVERGREEN TREES



green giant arborvitae
thuga occidentalis 'nigra'



armstrong red maple
acer rubrum 'armstrong'



eastern redbud
cercis canadensis



saucer magnolia
magnolia soulangiana



flowering dogwood
cornus florida

UNDERSTORY TREES - DECIDUOUS

SHRUBS AND GROUNDCOVERS



gro-low fragrant sumac
rhus aromatica 'gro-low'



otto luyken laurel
prunus laurocerasus 'otto luyken'



lemon lime heuchera
heuchera x 'lemon lime'



evergreen giant liriop
liriop 'evergreen giant'



schipka english laurel
prunus laurocerasus 'Schipkaensis'



STREET LIGHT FIXTURES

- A MODERN DARK-SKY FRIENDLY LED FIXTURE WITH TRADITIONAL TOUCHES
- CITY RECOMMENDED FIXTURE LED POST-TOP ACORN LIGHT

SITE FURNISHINGS/ HARDSCAPE SELECTIONS

BENCHES

- FORMS+SURFACES VECTOR BENCH
- MATERIAL: ALUMINUM
 - COLOR: ALUMINUM TEXTURE OR EQUAL



TRASH RECEPTACLES

FORMS+SURFACES

- MATERIAL: ALUMINIUM
- FINISH: POWDERCOAT
- COLOR: ALUMINUM TEXTURE OR EQUAL

CROSSWALK

- WHITE 'LADDER-STYLE' CROSSWALKS, AS SHOWN



BIKE RACK

FORMS+SURFACES OLYMPIA

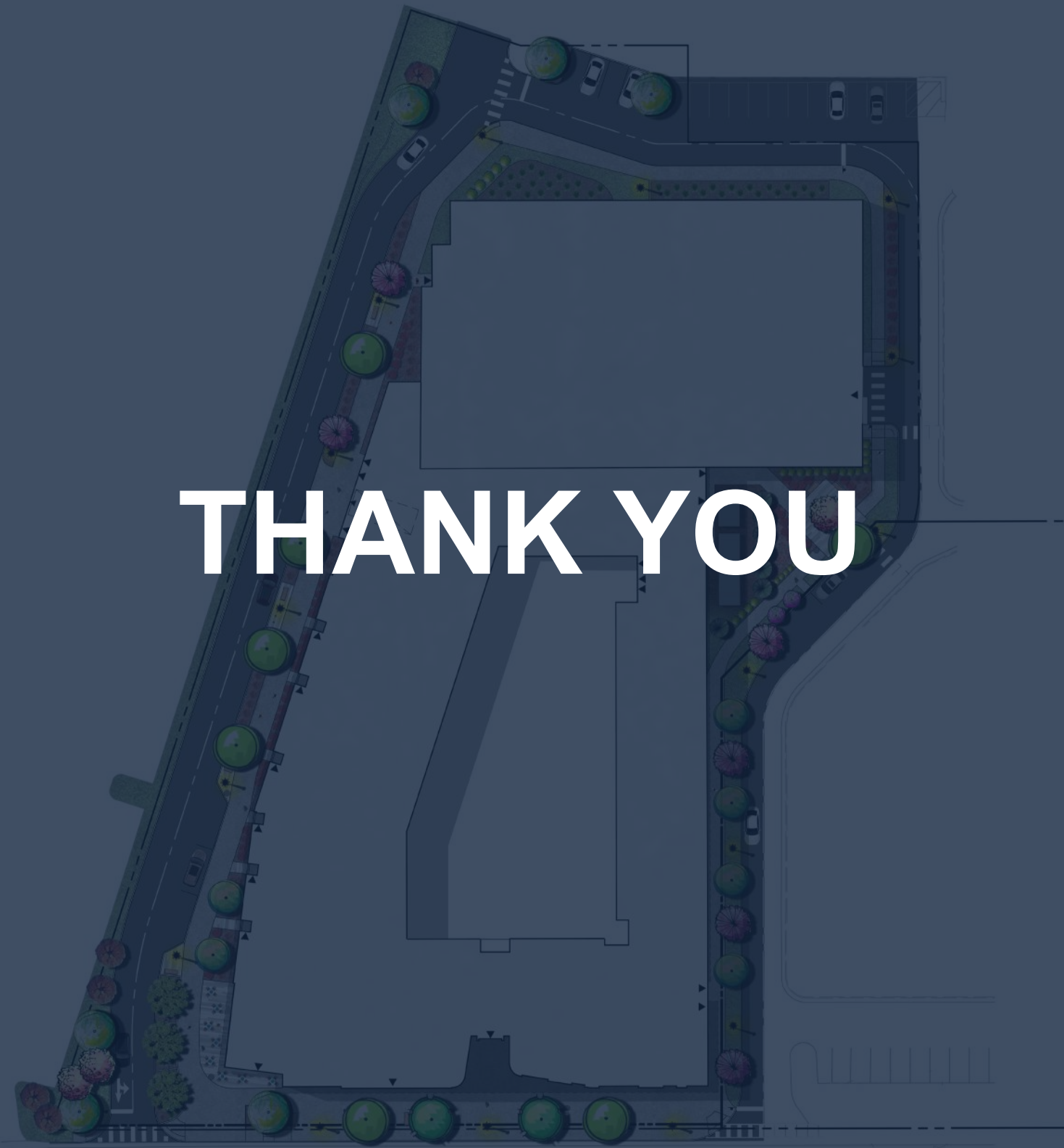
- COLOR: ALUMINIUM TEXTURE
- VARIED CONFIGURATION OPTIONS
- OR EQUAL

ACCENT PAVERS

HANOVER PLANK PAVERS

- SIZE: 6' x 18'
- COLOR: CHARCOAL & LIMESTONE GRAY
- OR EQUAL

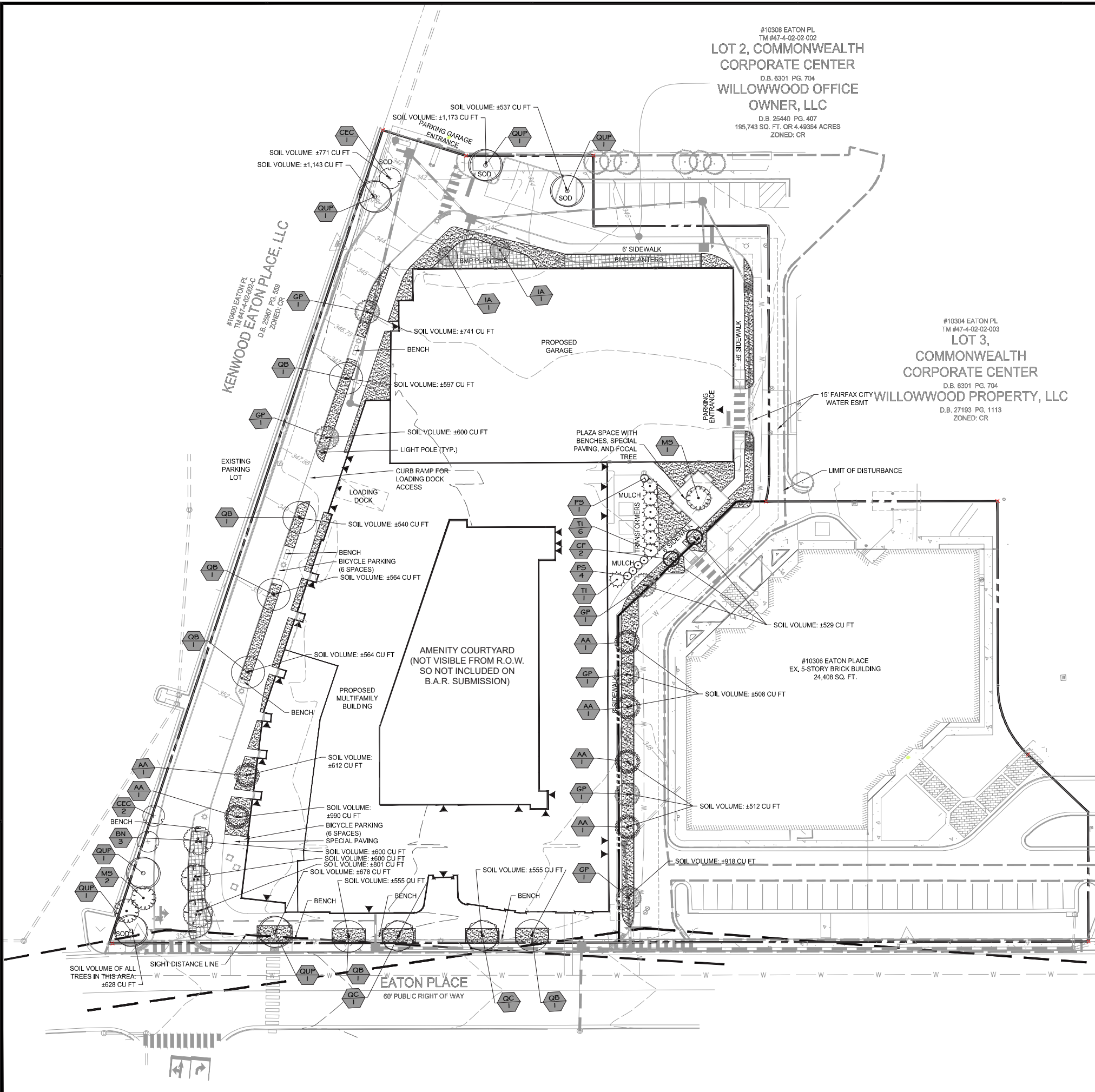




THANK YOU

#10306 EATON PL
 TM #47-4-02-002
**LOT 2, COMMONWEALTH
 CORPORATE CENTER**
 D.B. 6301 PG. 704
**WILLOWOOD OFFICE
 OWNER, LLC**
 D.B. 25440 PG. 407
 195,743 SQ. FT. OR 4.49364 ACRES
 ZONED: CR

#10304 EATON PL
 TM #47-4-02-003
**LOT 3,
 COMMONWEALTH
 CORPORATE CENTER**
 D.B. 6301 PG. 704
WILLOWOOD PROPERTY, LLC
 D.B. 27193 PG. 1113
 ZONED: CR



10-YEAR TREE CANOPY CALCULATIONS

TREE CANOPY REQUIRED				
GROSS SITE AREA		129130.81 SF		
TREE CANOPY COVERAGE REQUIRED		NO REQUIREMENT		
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CATEGORY IV-DECIDUOUS	3" CALIPER	14	250 SF	3,500 SF
CATEGORY II-DECIDUOUS	3" CALIPER	3	175 SF	525 SF
CATEGORY I-DECIDUOUS	3" CALIPER	8	125 SF	1,000 SF
CATEGORY II-DECIDUOUS	3" CALIPER	12	75 SF	900 SF
CATEGORY II-EVERGREEN	8' HT	2	100 SF	200 SF
CATEGORY I-EVERGREEN	8' HT	7	50 SF	350 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				6,475 SF
TOTAL CANOPY AREA PROVIDED				6,475 SF
TOTAL CANOPY COVERAGE PROVIDED				5.0 %

NOTES
 STREET TREES ARE BEING PROVIDED TO EXTENT POSSIBLE AS DISCUSSED WITH CITY STAFF.

AS PER ZONING ORDINANCE §4.5.5.C.1, TRANSITIONAL YARDS ON THE WEST, NORTH AND EAST SIDE ARE NOT REQUIRED.

PLANTING SCHEDULE MAY CHANGE AT TIME OF SITE PLAN, WITH REVIEW BY CITY URBAN FORESTER.

FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
AA	6	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal.	75 SF
BN	3	Betula nigra 'BNMTF' TM	Dura Heat River Birch	3" Cal.	175 SF
CEC	3	Cercis canadensis	Eastern Redbud	3" Cal.	125 SF
CF	2	Cornus florida	Flowering Dogwood	3" Cal.	125 SF
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3" Cal.	75 SF
IA	2	Ilex opaca	American Holly	8' HT	100 SF
MS	3	Magnolia x soulangeana	Saucer Magnolia	3" Cal.	125 SF
QB	6	Quercus bicolor	Swamp White Oak	3" Cal.	250 SF
OC	2	Quercus coccinea	Scarlet Oak	3" Cal.	250 SF
QUP	6	Quercus phellos	Willow Oak	3" Cal.	250 SF
TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	8' HT	50 SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
PS	5	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4' HT	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	SG	LOW SHRUBS AND GROUNDCOVERS, TBD		TBD	
	SWM	STORMWATER BMP PLANTINGS, TBD		TBD	



**christopher
 consultants**
 4035 ridge top road
 suite 601
 fairfax, va 22030
 p 703.273.6620
 engineering • surveying • land planning

**N29 APARTMENTS
 GENERAL DEVELOPMENT PLAN**

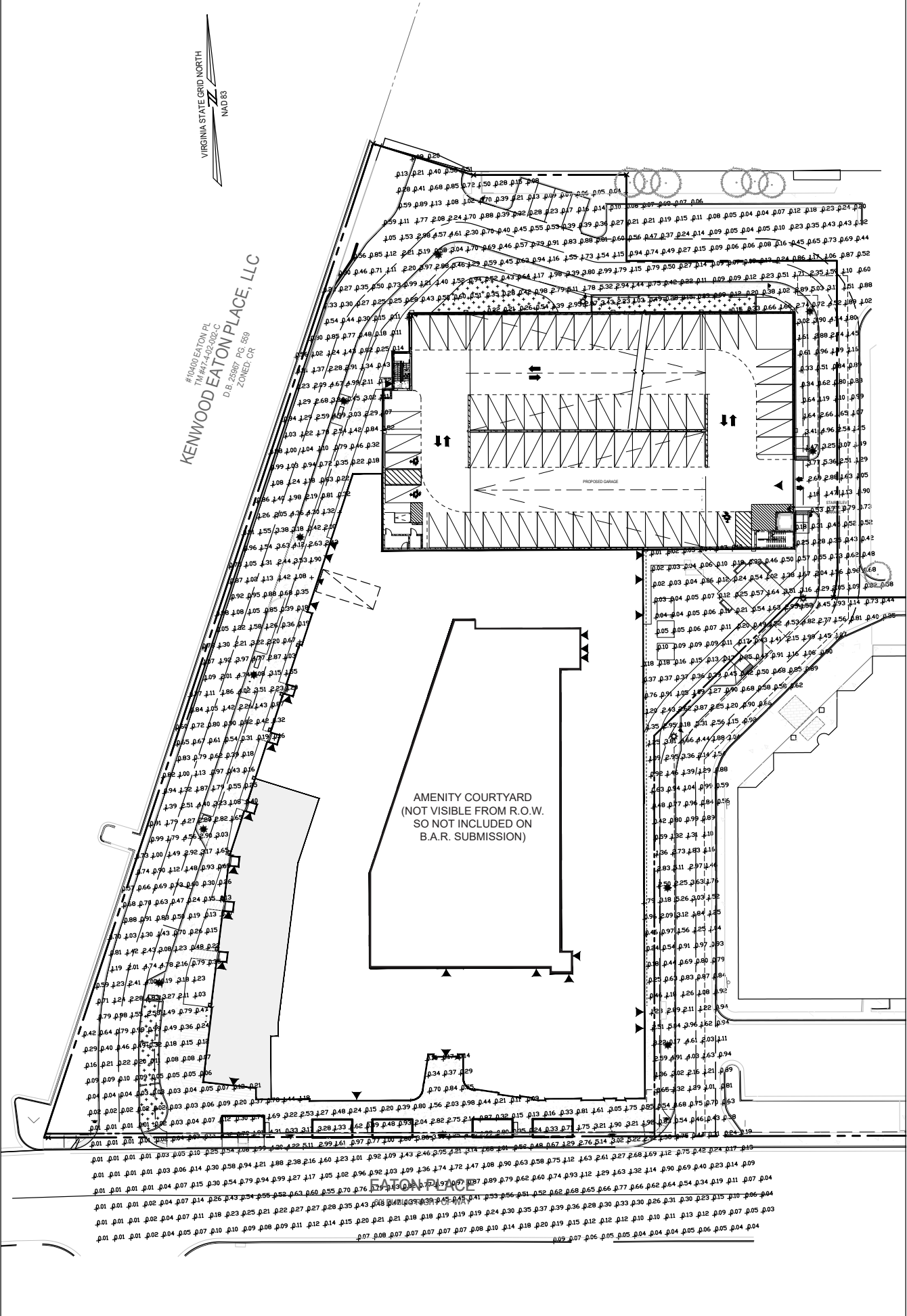
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111772
 DATE: 2022-07-15
 SCALE: 1" = 30'
 DESIGN: CM/ZY
 DRAWN: ZY
 CHECKED: CM

LANDSCAPE PLAN

SHEET No.
PI_910

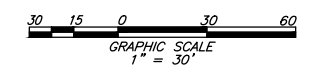


Numeric Summary

Label	Calc. Type	Units	Avg.	Max	Min.	Avg./Min.	Max/Min.
WEST	ILLUMINANCE	Fc	1.00	5.35	0.01	99.57	535.00
NORTH	ILLUMINANCE	Fc	0.57	5.28	0.04	14.33	132.00
EAST	ILLUMINANCE	Fc	0.57	5.36	0.01	57.38	536.00
SOUTH	ILLUMINANCE	Fc	0.56	5.31	0.04	14.07	132.75

Luminaire Schedule

Symbol	Qty.	Arrangement	Lumens (Nominal)	Description
☼	16	Single	11,500	Prop. LED Acorn - 14 ft Pole - Type III



N29 APARTMENTS
 GENERAL DEVELOPMENT PLAN
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
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4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111772
 DATE: 2022-07-15
 SCALE: AS SHOWN
 DESIGN: LBD,ZY
 DRAWN: ZY
 CHECKED: JR

SHEET TITLE:
LIGHTING PLAN
 SHEET No.
PI_950



**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
November 15th, 2023**

Members who attended: Chair James Schroeder, Robert Beaty, Jim Feather, Brian Singleton, and Heather Waye.

Member(s) Absent: Jagdish Pathela and Sucha Khamsuwan.

Staff who attended: Anna Kohlbrenner - BAR Liaison, Amy-Lynne Denny – Planner II.

Meeting called to order at 7:00 p.m.

1. Discussion of Agenda

MR. BEATY MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. FEATHER, WHICH WAS APPROVED UNANIMOUSLY, 4-0.

2. Presentations by the public on any item not calling for a public hearing

None.

3. Consideration of the October 18, 2023 meeting minutes.

MR. FEATHER MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. SINGLETON, WHICH WAS APPROVED, 3-0-1, WITH MR. BEATY ABSTAINING.

4. Items not requiring a public hearing:

- a. Comprehensive plan discussion.

Ms. Denny presented, which has been incorporated into the record by reference.

Staff comments

Denny asked if they should add the Small Area Plans to goal one, ensuring development is complimentary.

Schroeder said that would be helpful.

Beaty agreed.

Schroeder asked how the city ensures individual homes complement the character of surrounding homes in existing neighborhoods, referencing goal one, enhancing neighborhood character.

Feather stated there are few controls in single-family homes, as the city really only uses the Zoning Ordinance, not Design Guidelines for single-family homes.

Schroeder asked if we would like our neighborhoods to be similar to the ones in Vienna, VA, where older housing is transitioned to larger homes.

Feather stated the houses look different, but they retain single-family. He asked if they want to consider adding a new district pertaining to single-family homes or adjusting the Design Guidelines. He stated the BAR should state that now if so, so staff can make updates in the comprehensive plan and zoning ordinance in the future.

Beaty stated his neighborhood is older modest homes, but larger homes are starting to come in, that look different than the existing neighborhood.

Denny and Feather stated they can capture the concerns.

Singleton asked what regulatory standards would change within the five years.

Feather stated some of those changes would be within the zoning ordinance that come through staff, City Council, and Planning Commission.

Denny stated the comprehensive plan could be amended within the five-year period.

Waye stated in goal two, promoting redevelopment in the city's activity centers, staff should add multi-modal transportation.

Schroeder stated staff should strike the section stating, "...through design documents...", referencing goal one, require high-quality, sustainable design. He stated the Design Guidelines are not design documents.

5. Public Hearings:

- a. Consideration of the request of Bradley Matthews, for mural artwork, at the property located at 3850 Jermantown Road, case number BAR-23-00781.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

Feather stated the artwork design tells a story. He stated unless the city has done an assessment on brick and the mortar anchoring, he stated it may not be in our interest to dictate where the applicant shall anchor, and it should be up to the property owner to make repairs as needed.

Singleton stated the anchoring location should be up to the applicant.

Board and applicant comments

Waye asked if the applicant has provided a seaming diagram.

The applicant stated from the quote, the seaming would be a single horizontal seam.

Waye asked if the end condition would have an end cap.

The applicant stated all of them would be trimmed.

Public comments

None.

MR. SCHROEDER MADE A MOTION TO APPROVE OF THE REQUEST OF BRADLEY MATTHEWS, FOR MURAL ARTWORK, AT THE PROPERTY LOCATED AT 3850 JERMANTOWN ROAD, CASE NUMBER BAR-23-00781 WITH THE FOLLOWING CONDITIONS:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in October 2023 and approved by the Board of Architectural Review as of November 15, 2023.
2. The applicant shall secure all required zoning approvals and permits prior to construction.

Discussion of the motion

None.

SECONDED BY MR. FEATHER.

THE MOTION WAS APPROVED UNANIMOUSLY, 5-0.

- b.** Consideration of the request of Molly Novotny, representative of Federal Realty Partners L.P., for mural artwork, at the property located at 11011-11033 Main Street, case number BAR-23-00791.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

Singleton asked if the material on the side wall has any plaster.

Kohlbrenner said to follow up with the applicant.

Board and applicant comments

The applicant stated the material on the wall is a white brick stain.

Public comments

None.

MRS. WAYE MADE A MOTION TO APPROVE OF THE REQUEST OF MOLLY NOVOTNY, REPRESENTATIVE OF FEDERAL REALTY PARTNERS L.P., FOR MURAL ARTWORK, AT THE PROPERTY LOCATED AT 11011-11033 MAIN STREET, CASE NUMBER BAR-23-00791 WITH THE FOLLOWING CONDITIONS:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in November 2023 and approved by the Board of Architectural Review as of November 15, 2023.
2. The applicant shall secure all required zoning approvals and permits prior to construction.

Discussion of the motion

None.

SECONDED BY MR. BEATY.

THE MOTION WAS APPROVED UNANIMOUSLY, 5-0.

- c. Consideration of the request of Molly Novotny, representative of Federal Realty Partners L.P., for the building painting, at the property located at 11051 Main Street, case number BAR-23-00792.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

None.

Board and applicant comments

Waye asked the substrate that would be painted.

The applicant stated exterior grade plywood that would be prepped and repaired before painting.

Waye asked if there would be any update to signage.

The applicant stated the existing signage would remain.

Feather stated the contractor really started right away, and that the colors are complimentary to next door.

Schroeder stated it complements the building next door.

Public comments

None.

MR. FEATHER MADE A MOTION TO APPROVE OF THE REQUEST OF MOLLY NOVOTNY, REPRESENTATIVE OF FEDERAL REALTY PARTNERS L.P., FOR THE BUILDING PAINTING, AT THE PROPERTY LOCATED AT 11051 MAIN STREET, CASE NUMBER BAR-23-00792 WITH THE FOLLOWING CONDITIONS:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in November 2023 and approved by the Board of Architectural Review as of November 15, 2023.
2. The applicant shall secure all required zoning approvals and permits prior to construction.

Discussion of the motion

None.

SECONDED BY MR. BEATY.

THE MOTION WAS APPROVED UNANIMOUSLY, 5-0.

6. Work Sessions:

- a. Consideration of the request of Evan Pritchard, representative of Capital City Real Estate LLC, at the property located at 10306 Eaton Place, case number BAR-23-00041.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

Singleton asked if the materials are the same as the previous meeting.

Kohlbrener stated yes, but they added a new lap siding color.

Board and applicant comments

The architect presented.

Waye stated she appreciates the higher quality renderings. She stated she liked the improvements made so far. She stated there is a lack of building mounted lighting. She stated if the applicant proposed liner LEDs that are recessed, they could capture the roofline or other types of lighting could enhance the building. She asked if the ceiling at the front entrance in the green wall area is wood.

The applicant stated yes, with star lighting.

Waye stated the applicant should highlight that. Waye asked if the applicant has thought of any water features.

The applicant stated having a water feature in the public area is a challenge, but the interior courtyard would have a water feature.

Singleton stated the addition of balconies makes a big difference. He stated the landscape does not have a 'wow' factor. He stated seeing landscaping improvements would be beneficial. He stated using stone on the pillars would help with the building's appeal.

Feather stated the updated renderings are very helpful. He stated he wants to challenge the applicant to be bolder and imaginative. He stated the roofline needs some work. He stated lighting could enhance the building. He stated the eastern building wall needs some work to make it more interesting.

The applicant stated their intent was focusing on the pedestrian scale and that they will have some street landscaping.

Beaty stated he missed the first work session and that the building looks like a long black box. He stated the applicant should break up the façade further. He stated it is an improvement from what is there currently.

Schroeder stated the applicant needs to do something to break up the corner of the wall along Eaton facing the other office building. He stated he likes the idea of the murals. He stated the rendering improvements do help, but he stated the south elevation is too flat from a plane perspective. He stated a sample of the fake vegetation wall would help. He stated he liked the improvements on the

west elevation, but he would still like to see more variation. He stated it is very flat and deserves some additional fenestration changes. He stated he liked the retail expansion in the west elevation. He stated his comments are consistent with his previous comments at the previous work session. He stated looking back at Pathela's comments, he knows he will want some change on the façade.

Waye suggested changing the material from fiber cement paneling to metal paneling on the east elevation. She stated that could complement the mural, which would enhance that wall, without fenestration. She asked what type of seam the board and batten would have.

The applicant stated they would overlap and there would be metal behind it that would color match.

Singleton asked if there would be a common area on the rooftop.

The applicant stated since the building is a wood frame building, it is a challenge. He stated the amenity space would happen along Eaton and that there would not be any rooftop space.

7. Staff Report

Administrative approvals since last meeting:

- 3927 Blenheim Unit 101 B New tenant signage

Open/active administrative applications since last meeting:

- 10417 Main Street Signage for Mode on Main
- 10970 Fairfax Blvd Lighting to remediate a zoning violation

8. Closing Board comments

- Kohlbrenner stated there will be a meeting on December 6, 2023 for a work session for Sherwood Community Center.
- Feather stated the Planning Commission held a meeting on Monday for a work session on the Davies property, and there is a lot to be done still.

9. Adjournment

Meeting adjourned at 8:25 p.m.

ATTEST: *Anna Kohlbrenner*

Anna Kohlbrenner, BAR liaison.